

**PLANNING COMMISSION MINUTES
OCTOBER 6, 1992**

Present: Chairman Jeff Chretien, Elaine McKay, Mark Green, Kathi Izatt, Dick Drescher, Don Milligan; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Mike Holmes, Mick Johnson

The minutes of September 15, 1992 were unanimously approved as written.

Subdivisions

1. Windsor Park Subdivision, Preliminary Plat Approval, 2050 East Ridge Hill Drive, 6 Lots, Marv Blosch, Developer

On September 15, 1992, Mr. Blosch presented a preliminary plat for approval. The Planning Commission tabled this Rem so that Mr. Blosch could stake the road and commissioners would take a field trip to the site. Since the road was first staked, there have been some changes made and the engineering details have not been completed, so no action will be taken this evening.

Mr. Blosch presented a letter he received from the United States Forest Service stating while special use permits can be granted to access private property, because this property can be accessed easier over private property, no access would be granted.

Planning Commission continued the tabling of this Rem to October 20, 1992. Barbara Holt stated she would like the City Council to take a field trip to this property in the interim to avoid any further delays in the approval process.

2. Stone Ridge Subdivision, Plat D, Final Plat Approval, 1800 E. 1600 S., 5 Lots, Joe Featherstone, Developer -Ron Marshall present.

Stone Ridge Subdivision, Plat D, was granted final approval in April, 1991, and they are seeking reaffirmation of this approval. After final approval and prior to payment of the fees and recording, the developer decided to rearrange the lots. They have been revised, eliminating three of the lots and leaving the other five as they were in the original approval. The bonds for the improvements have been posted with the other plats, but the engineering and subdivision fees have not yet been paid. Staff recommends final plat approval subject to:

1. Payment of the required subdivision fees;
2. Payment of the required utility fees for water, sewer, and power;
3. Provide the city with a current title report clearing all encumbrances on the property;
4. Completion of the final check of the subdivision plat by the Engineering Department.

Elaine McKay made a motion to approve Plat D, Stone Ridge Subdivision, subject to staff recommendations; seconded by Barbara Holt; Kathi Izatt voted nay; Mark Green abstained; approval was by majority vote.

3. Stone Ridge Subdivision, Plat F, Final Plat Approval, 1900 East 1600 South, 6 Lots, Joe Featherstone, Developer - Ron Marshall present.

This plat received preliminary approval September 15, 1992. The final plat has been prepared and submitted for approval. The lots have been arranged to meet the requirements of the Foothill Ordinance. All the roads have been constructed under the previous subdivisions and bonds. All other requirements have been met including the site improvement bond, the building disclaimer, and the storm water detention. Staff recommends final approval subject to the following:

1. Payment of the required subdivision fees;
2. Payment of the required utility fees for water, sewer, and power;
3. Provide the city with a current title report clearing all encumbrances;
4. Completion of the final check of the subdivision plat by City Engineer.

Barbara Holt made a motion for final approval to Plat F, Stone Ridge Subdivision, subject to the conditions outlined by staff; seconded by Dick Drescher; Kathi Izatt voted nay; Mark Green abstained; approval was by majority vote.

Site Plan Approval

1. Domino's Pizza, Preliminary and Final Approval, 2230 S. Orchard Drive, Scott Nielsen, Owner

On September 15, 1992, the Planning Commission granted a conditional use permit to Domino's Pizza for a takeout and delivery service. This approval was subject to the preliminary and final site plans showing detailed parking, dumpster area and screening, fencing, the lighting in the evenings, landscaping detail, and restricting the closing time to midnight.

The parking lot has been restriped showing ten stalls and one handicap stall. The south landscape strip was modified to accommodate the handicap stall. A new dumpster enclosure (chain link w/slats) is shown on the plans and will be directly accessible to garbage disposal trucks. However, when the Fire Marshall inspected the site, he felt the dumpster should not be located under the power lines. The dumpster area may have to be relocated. There is existing chain link fencing, and they have included chain link fencing with slats along the entire north side. There was concern about the night lighting, and Mr. Nielsen stated that when they close at midnight, they will shut the outside light off and lock the doors while they are cleaning up inside. The west property line is adjacent to an alfalfa field, and though a question was raised as to whether a solid fence should be built here, it was felt that should not be a requirement for this proposal. It was here first, and any future development in the open area will have to address fencing on this property line.

Regarding the closing time, Mr. Nielsen said the company had no problem in approving a midnight closing (no more takeout and delivery orders; the crew will remain to clean), but they have asked for an exception to allow them to remain open until 1:00 AM every year on December 31 st. They cater a lot of New Years Eve parties and need the extra hour. Planning Commission agreed to this concession.

The landscaping that is already in is adequate to meet ordinance requirements, and basically is attractive. It needs to be weeded, watered, and trimmed. There is a triangle shaped piece of property in the SW corner that the Planning Commission requested to be landscaped with a tree. The remodeling of this building does not exceed the 50% of value specification, and no further requirements can be requested for the site. Staff recommends a preliminary and final site plan approval recommendation to City Council.

Kathi Izatt made a motion to grant preliminary and final approval to Domino's Pizza, 2230 South Orchard Drive, subject to landscaping the triangle in the back, approving the 1:00 AM closing time on December 31 st of each year, the trash receptacle to be moved if necessary; Barbara Holt seconded the motion; voting was unanimous.

2. Redd Apartments, 2023 South Main, Four 4-plexes, Lee Redd, Owner/Developer

In 1984 this property was given approval for five 6-plexes, but only one 6-plex was built. The 4-plexes would be built in the east half of this property. This will make a total of 22 units. The final density on the overall site will be 11 units per acre. Ordinance allows 16.7 units per acre in this neighborhood.

The target market is "empty nesters". Each unit has 2 bedrooms with a den that could be a possible 3rd bedroom. There is a total of 47 parking spaces which is in excess of 2 spaces per unit. One parking space per unit will be covered. There will be no RV storage on site. The garbage receptacle will be screened by a wall built of the same material as the buildings.

Staff recommends preliminary approval subject to the following conditions:

1. Storm water detention is provided on site, and no storm water fee will be required. A complete hydrology study needs to be completed to determine the size and volume of the proposed detention basin. The developer should install an overflow pipe from the new storm detention area to the existing storm drain line along the north property to handle the runoff water in excess of the required storage.
2. Four 1 -inch water meters are required. The existing fire hydrant will have to be moved. The cost of moving the hydrant will be determined prior to final approval.
3. An 8-inch sewer line was installed to the property when the original unit was built. The developer can tie on to this without cutting into the street.
4. The Power Dept. indicates that underground service needs to be provided on site.
5. All bonds and fees will be determined at the time of final approval and must be paid prior to construction.
6. A professional engineer must design the buildings for a 100 mph wind.
7. A final landscaping plan submitted and prepared in accordance to ordinance requirements.

Mark Green made a motion to grant preliminary approval to the Redd Apartments, 2023 So. Main, subject to the conditions outlined by staff; seconded by Elaine McKay; Kathi Izatt abstained from voting; approval was by majority vote.

Discussion - Not an agenda item.

Staff informed the Planning Commission that Mr. Guy Haskell plans to build a home on a lot at 68 West 1500 South. When 1500 South was being reconstructed this summer, the water and sewer lines were stubbed into this property. When Mr. Haskell came in for a building permit, he was told he would have to pay these fees. He protested saying this was an improved lot. However, It is not an improved lot in a subdivision; R has been recorded by metes and bounds.

Mr. Haskell will have to come to the Planning Commission with a one lot subdivision and pay all the applicable fees. This will be scheduled for October 20, 1992; however, staff asked if the Planning Commission would feel comfortable in allowing Mr. Haskell to

proceed in breaking ground on the property with the understanding that he would have to comply with any conditions the Planning Commission attaches to their approval on the 20th. Chairman Chretien polled the members, and all present were in favor.

Meeting adjourned at 8:10 PM.

